097.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,124,400 / 1,124,400
					USE VALUE:	1,124,400 / 1,124,400
					ASSESSED:	1,124,400 / 1,124,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLEY JAMES P & CAROL A/ TRUSTE
Owner 2:	JAMES P KELLEY REVOCABLE TRUST
Owner 3:	CAROL A KELLEY REVOCABLE TRUST
Street 1:	31 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLEY JAMES P--ETAL -
Owner 2:	KELLEY CAROL A -
Street 1:	31 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 18,640 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Brick Exterior and 2369 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18640.000	438,100	900	685,400	1,124,400
Total Card	0.428	438,100	900	685,400	1,124,400
Total Parcel	0.428	438,100	900	685,400	1,124,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.63 | /Parcel: 474.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63326
GIS Ref	
GIS Ref	
Insp Date	09/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 097.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	437,900	900	18,640.	685,400	1,124,200	1,124,200	Year End Roll	12/18/2019
2019	101	FV	340,700	900	18,640.	685,400	1,027,000	1,027,000	Year End Roll	1/3/2019
2018	101	FV	340,000	900	18,640.	587,500	928,400	928,400	Year End Roll	12/20/2017
2017	101	FV	340,000	900	18,640.	548,400	889,300	889,300	Year End Roll	1/3/2017
2016	101	FV	340,000	900	18,640.	470,000	810,900	810,900	Year End	1/4/2016
2015	101	FV	331,400	900	18,640.	421,100	753,400	753,400	Year End Roll	12/11/2014
2014	101	FV	331,400	900	18,640.	389,700	722,000	722,000	Year End Roll	12/16/2013
2013	101	FV	331,400	900	18,640.	371,600	703,900	703,900		12/13/2012

!7908!

PRINT

Date	Time
12/10/20	22:30:30

LAST REV

Date	Time
02/27/20	10:39:29
mmcmakin	
7908	

USER DEFINED

Prior Id # 1:	63326
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEY JAMES P-	73958-139	1	1/8/2020	Convenience	99	No	No		
REED ROGER--ETA	22617-67		12/13/1992		345,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2016	614	Redo Bat	18,000					reno bath
7/24/2003	601	Redo Kit	5,000			G6	GR FY06	
12/4/1995	686	Manual	4,000					REROOF
12/4/1995	686	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	BS	Barbara S
6/17/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
7/29/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18640		Sq. Ft.	Site		0	70.	0.53	4									685,438						685,400	

Total AC/HA: 0.42792 | Total SF/SM: 18640 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 685,438 | Spl Credit | Total: 685,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09322500
Const Adj.:	1.03939605
Adj $ / SQ:	142.037
Other Features:	91081
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634870
Depreciation:	196810
Depreciated Total:	438060

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 6			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	6	
Totals			
1	10	6	

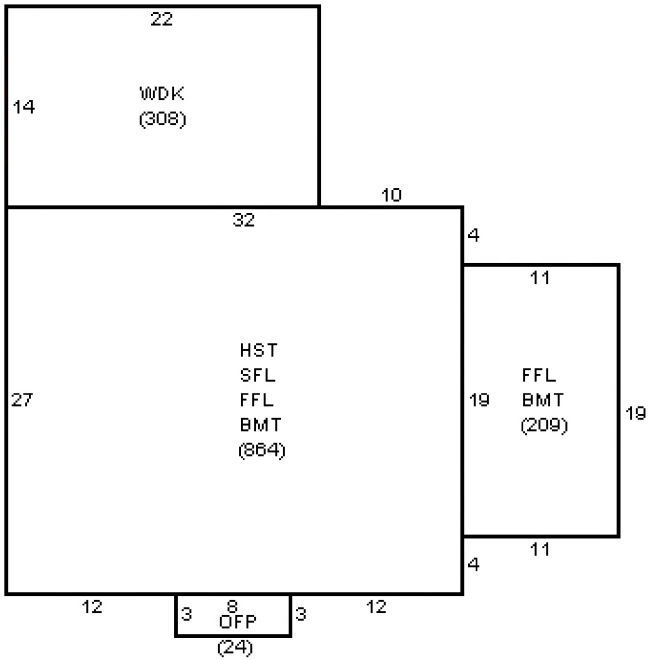
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	188.91
Special Features:	0	Val/Su Net:	116.08
Final Total:	438100	Val/Su SzAd	184.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,073	42.610	45,722
FFL	First Floor	1,073	142.040	152,405
SFL	Second Floor	864	142.040	122,720
HST	Half Story	432	142.040	61,360
WDK	Deck	308	9.610	2,960
OFP	Open Porch	24	45.730	1,098
	Net Sketched Area:	3,774	Total:	386,265
Size Ad	2369	Gross Are	4206	FinArea 2369

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

097.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X24	A	AV	1980	3.23	T	31.2	101			900			900

More: N | Total Yard Items: 900 | Total Special Featues: | Total: 900

IMAGE

AssessPro Patriot Properties, Inc